

# Local Market Update for February 2026

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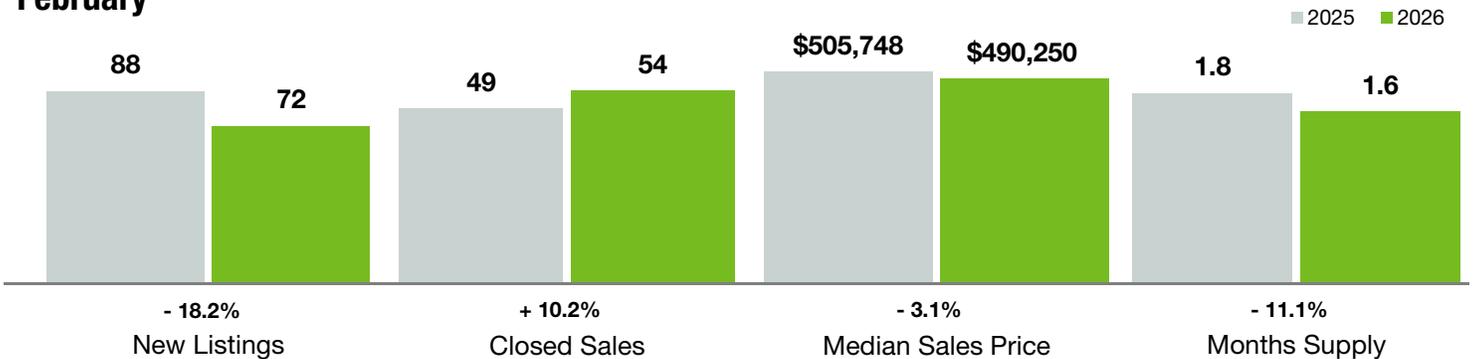
## Matthews

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	88	72	- 18.2%	166	147	- 11.4%
Pending Sales	73	86	+ 17.8%	132	147	+ 11.4%
Closed Sales	49	54	+ 10.2%	101	109	+ 7.9%
Median Sales Price*	\$505,748	\$490,250	- 3.1%	\$487,500	\$490,000	+ 0.5%
Average Sales Price*	\$557,708	\$632,786	+ 13.5%	\$547,342	\$580,727	+ 6.1%
Percent of Original List Price Received*	98.1%	97.2%	- 0.9%	97.3%	95.7%	- 1.6%
List to Close	84	110	+ 31.0%	86	106	+ 23.3%
Days on Market Until Sale	37	69	+ 86.5%	37	63	+ 70.3%
Cumulative Days on Market Until Sale	41	79	+ 92.7%	42	73	+ 73.8%
Average List Price	\$632,849	\$739,265	+ 16.8%	\$619,464	\$671,442	+ 8.4%
Inventory of Homes for Sale	131	132	+ 0.8%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

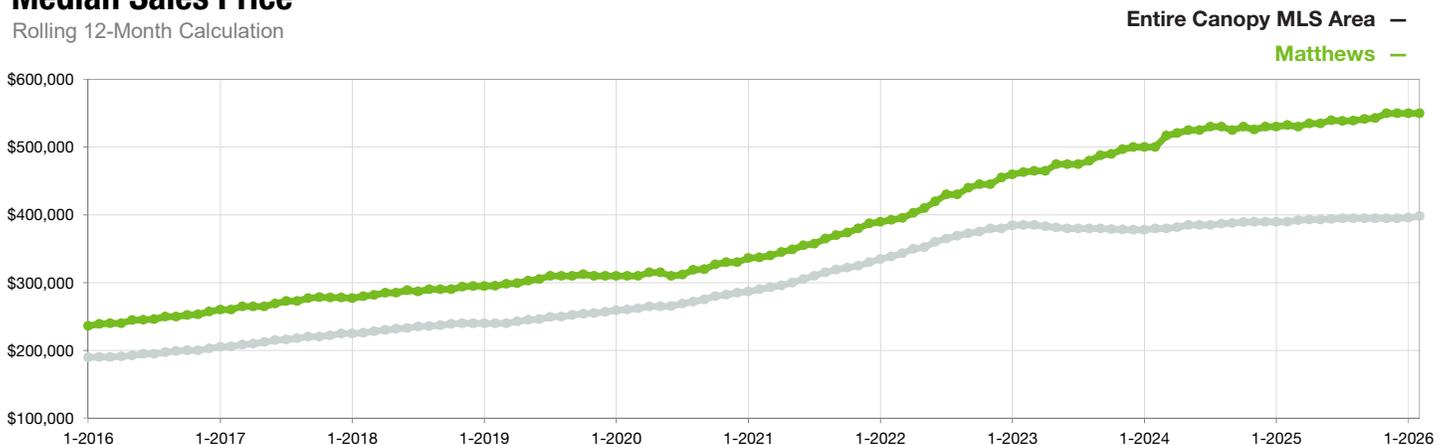
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### February



### Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.